



## Edmonton Alberta

\$450,000

Rare Aldergrove Bungalow, Updated & Move-In Ready! Charming west-end bungalow featuring a spacious south-facing backyard w large storage shed. Open-concept main floor offers 3 generous bedrooms, durable laminate flooring, and two bright bay windows. Finished front-attached double garage boasts 8' overhead door and plenty of storage. Partially finished basement w separate rear entrance, ideal for legal suite development. Loaded with recent upgrades: roof (2023, transferable warranty), high-efficiency furnace & AC (2022, 10-yr parts/labor warranty), high-efficiency water heater (2021, 12-yr warranty), windows (2022), thermostat (2022), front door (2023), Bosch 800 Series dishwasher (2022), fridge (2022), washer (2022), dryer (2024), garage door opener & spring (Dec 2024). Amazing location, just off Henday, and less than 5 minutes drive to Whitemud Dr, multiple schools, many major grocery stores, WEM, and Misericordia Hospital. Close to bus stops and future west valley LRT stations. Great neighbours too! (id:6769)

Living room 4.85 m X 4.64 m

Dining room 2.54 m X 4.27 m

Kitchen 2.78 m X 3.56 m

Primary Bedroom 3.87 m X 4.12 m

Bedroom 2 2.92 m X 3.1 m

Bedroom 3 2.38 m X 4.05 m

Listing Presented By:



Originally Listed by:  
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